

A Regular Meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the fifteenth day of September 2004, at 7:30P.M, and there were present:

PRESENT: Stanley J. Keysa, Chairman
Rebecca Anderson, Member
John P. Gober, Member
Lawrence Korzeniewski, Member
Michael Myszka, Member
Steven Socha, Member

EXCUSED: Melvin Szymanski, Member

ALSO PRESENT:

Town Board Members: Donna G. Stempniak

Other Elected Officials: None

Town Staff: Robert Labenski, Town Engineer
Jeffrey H. Simme, Building & Zoning Inspector
John M. Dudziak, Deputy Town Attorney
Mary Nowak, Recording Secretary

Meeting #18
September 15, 2004

Planning Board Members: Stanley J. Keysa, Chairman
Rebecca Anderson
John P. Gober
Lawrence Korzeniewski
Michael Myszka
Steven Socha
Melvin Szymanski

Town Board Members: Robert H. Giza
Daniel Amatura
Mark A. Montour
Ronald Ruffino, Sr.
Donna G. Stempniak

Town Engineer: Robert Labenski

Deputy Town Attorney: John M. Dudziak

Building & Zoning Inspector: Jeffrey H. Simme

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held September 15, 2004. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Stanley J. Keysa,
Planning Board Chairman

SJK:mn

Meeting called to order by Chair Keysa at 7:33 PM. Motion was made by John Gober to approve the minutes from the September 1, 2004 Planning Board Meeting. Motion seconded by Michael Myszka and unanimously carried.

COMMUNICATIONS:

Chair Keysa referred to Com.9-15-01 explaining that he received one copy of the 10-volume report and that the members of the Planning Board can borrow the report. Member Myszka stated that he would take the report with him after the meeting and will return it for other members to borrow.

ACTION ITEMS -

REZONE - PROPOSED REZONE ON NORTH SIDE OF BROADWAY AT VILLAGE LINE, FROM R-2 TO MFR-3 FOR THE PROPOSED USE OF TWO FOURPLEX RESIDENTIAL BUILDINGS. CONTACT PERSON: GREG & MARIETTA ZYGAI, 8300 GREINER ROAD.

Greg Zygaj and Michael Metzger presented to the Planning Board the proposed rezone of the 2.4 acre parcel at 5692 Broadway from R-2 to MFR-3 for the purpose of building two fourplex residential buildings behind the existing fourplex building. The current zoning on the first 200' of this property is RCO. The property beyond the first 200' is R-2. Mr. Metzger told the Planning Board that the two rear fourplexes would require a private driveway. Member Myszka referred to Com. 9-15-7 regarding low water pressure and drainage on this parcel. Mr. Metzger stated that all drainage from this parcel will go to Plumb Bottom Creek. A detention basin will be put in if necessary. Since a detention basin cannot be put in a floodplain, a determination must be made as to the location of the floodplain and wetlands on this parcel. Mr. Zygaj stated that he has maintained this property for the past five years and there have been no problems reported by the tenants regarding water pressure. The Planning Board stated that the water pressure will need to be checked at the nearest fire hydrant on the north side of Broadway for fire protection. Also, what type of fire protection will the developer provide for the two proposed buildings? Councilmember Stempniak asked the applicant if he would be willing to apply for a rezone of only the part of the back property that would be developed instead of the entire parcel. Mr. Zygaj stated that he would be willing to apply for a rezone of the part of the back section of the parcel needed for the two fourplexes.

DETERMINATION

At the request of the applicant, this project is adjourned to the October 6, 2004 Planning Board meeting at which time the applicant will provide the Planning Board with additional information regarding the following: 1. Drainage - more accurate location of the floodplain and wetlands and where the buildings will be built in relation to the floodplain and wetlands, 2. Fire pressure at nearest fire hydrant and what protection will be provided by applicant for the two proposed buildings, 3. Exact location of rezone line between current RCO and R-2 zoning. Motion to adjourn to October 6, 2004 Planning Board meeting made by Steven Socha, seconded by Lawrence Korzeniewski and unanimously carried.

OTHER MATTERS

Chair Keysa referred to Com. 9-15-04 from Crew Chief Terrence McCracken indicating that no revised landscaping plan was submitted for the Harris Hill Nursing Home addition and asked Building Inspector Simme to contact the applicant regarding a revised landscaping plan.

Member Anderson told the Planning Board that she drove around the Town during the recent heavy rains to check for flooding and she had noticed several problem areas. Chair Keysa asked Member Anderson to put her comments in writing for the Planning Board.

At 8:27 PM Michael Myszka made a motion to adjourn the meeting. Motion seconded by Rebecca Anderson and unanimously carried.

